



**STAFF REPORT TO THE MARIN COUNTY
DEPUTY ZONING ADMINISTRATOR**

Bolinas Community Public Utility District Coastal Development Permit and Use Permit

Recommendation: Approved with Conditions
Hearing Date: June 27, 2024

| | | | |
|------------------------------|-----------|---|--|
| Application No(s): | P4376 | Owner(s): | |
| Agenda Item: | 2 | Assessor's Parcel No(s): | 193-020-45, 193-020-59 and 193-030-38 |
| Last Date for Action: | 7/15/2024 | Property Address: | Properties with no address on Mesa Road and Olema Bolinas Road |
| | | Project Planner: | Megan Alton |
| | | Signature: | <i>Megan Alton</i> |
| Countywide Plan Designation: | | C-OS and C-AG2 (Coastal, Open Space and Coastal, Agricultural 1 unit/10-30 acres) | |
| Community Plan Area: | | Bolinas Community Plan Area | |
| Zoning District: | | C-OA and C-ARP-10 (Coastal, Open Area and Coastal, Agricultural Residential Planned) | |
| Environmental Determination: | | Exempt per CEQA Guidelines section 15303, Class 3 | |

PROJECT SUMMARY

The Bolinas Community Public Utility District (BCPUD) is requesting Coastal Development Permit and Use Permit approval to connect an existing non-potable well located on APN 193-030-38 to the BCPUD drinking water distribution system as an emergency domestic water supply source for use during drought years. Water from this well is currently conveyed to water storage tanks used to irrigate the ballfields at Mesa Park. The proposed project would include water treatment equipment, including disinfection and chlorination units, housed inside an approximately 120 square foot structure, which would be 8 foot 6 inches tall, two water pumps and two 4,600-gallon water storage tanks, which would be 9 feet 6 inches tall, on APN 193-020-45. Approximately 220-feet of new pipeline would be installed on APN 193-020-45 and -59 from the water treatment equipment to the existing potable water pipeline located along Mesa Road. Fencing that would be 6-feet tall is also proposed around the existing well. The proposed water treatment equipment structure and water storage tanks would have the following setbacks: 150 feet from the southeastern front property line; 189 feet from the southwestern side property line; 13 feet from the northeastern side property line; and more than 200 feet from the northwestern rear property line.

Coastal Development Permit approval is required pursuant to Coastal Zoning Code section 20.68.060.b and c. Use Permit approval is required pursuant to Coastal Zoning Code section 20.62.060, Table 5-1-d because public utility or safety facilities are a conditionally permitted use.

PROJECT SETTING

Characteristics of the site and surrounding area are summarized below:

Lot Area: APN 193-020-45 is 3.53 acres, APN 193-020-59 is 3.43 acres and APN 193-030-38 is 95.3 acres

Adjacent Land Uses: parking lot, skate park, Mesa Park, Bolinas Fire Department, open spaces and composting facility.

Topography and Slope: flat to varying.

Existing Vegetation: none

Environmental Hazards: High Fire Hazard Severity Zone.

Mesa Park (APN 193-020-45 and 193-020-59) is a 12-acres property that surrounds the site of the Bolinas Fire Department and is adjacent to agricultural property to the east, north, and west of the park. Mesa Road runs along the park's southern boundary, and the BCPUD maintains sewage treatment pond (APN 193-030-38) across the road from the park. The areas proposed for development are relatively flat. The park generally serves the local community and does not typically attract visitors from outside west Marin area.

In addition to the sewage treatment ponds, APN 193-030-38 also includes open spaces and a network of dirt maintenance roads. In the immediate vicinity of the existing well is a composting facility and small crop fields and one residence.

BACKGROUND

In response to water supply challenges posed by the drought in recent years, the BCPUD applied to and received approval from the State Water Resources Control Board Division of Drinking Water (DDW) to supplement the district surface water supply using existing supply wells. BCPUD water sources are regulated by DDW; however, this project is still subject to the Marin County LCP because the project site is located within the coastal zone.

The BCPUD submitted the Coastal Development Permit and Use Permit applications to the Planning Division on December 21, 2023. Upon receipt, the application was transmitted to the California Coastal Commission, Department of Public Works, Land Development Division, the State DDW, and Environmental Health Services. Responses from the agencies can be found in Attachments 3 through 5. A notice was posted on the project site on January 16, 2024.

The applicant has provided the following reports:

- Biological Site Assessment Report, prepared by WRA Environmental Consultants
- Hydrology Report, prepared by Rob Gailey, Gailey Consulting Hydrogeologist PC
- Pumping Capacity Report, prepared by Rob Gailey, Gailey Consulting Hydrogeologist PC

The biological site assessment prepared by WRA Environmental Consultants evaluated the presence of special-status species, potential to support special-status species, and presence of other sensitive biological resources. Thirty-five special-status plant species have been documented in the vicinity of the project site; however, no special-status plant species were

observed on the project site and only two have a moderate potential to occur on the project site. Thirty-five special-status wildlife species have been recorded within the vicinity of the project site. However, only three species have the potential to occur at the project site, including monarch butterfly, white-tailed kite and pallid bat. However, due to site conditions the proposed project would not result in adverse impacts to these species.

Consistent with Marin County LCP policy C-PFS-13 the applicant provided a hydrology report. The study demonstrated that the proposed well would not have adverse direct or cumulative impacts on coastal resources, including groundwater basins, aquifers, and streams.

While the subject well is proposed to only operate as an emergency water supply source during drought years the Pumping Capacity Report prepared by Rob Gailey, indicated that the well has successfully produce water at a rate of 7,500 to 15,000 gallons per day, while it has operated as an irrigation well in the past.

RECOMMENDATION

Staff recommends that the Deputy Zoning Administrator review the administrative record, conduct a public hearing, and approve the Bolinas Community Public Utility District Coastal Development Permit and Use Permit.

Attachments:

1. Recommended resolution
2. Project plans
3. Transmittal Response from the Department of Public Works, January 18, 2024
4. Transmittal Response from Environmental Health Services, May 9, 2024
5. Transmittal Response from the California Coastal Commission, May 13, 2024

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. _____

A RESOLUTION APPROVING THE BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT
COASTAL DEVELOPMENT PERMIT AND USE PERMIT
PROPERTIES ON MESA ROAD AND OLEMA BOLINAS ROAD
ASSESSOR'S PARCEL: 193-020-45, 193-020-59 and 193-030-38

SECTION I: FINDINGS

1. **WHEREAS**, The Bolinas Community Public Utility District (BCPUC), has submitted a Coastal Development Permit and Use Permit application to connect and operate an existing non-potable well located on APN 193-030-38 to the BCPUD drinking water distribution system as an emergency domestic water supply source for use during drought years. Water from this well is currently conveyed to water storage tanks used to irrigate the ballfields at Mesa Park. The proposed project would include water treatment equipment, including disinfection and chlorination units, housed inside an approximately 120 square foot structure, 8 foot 6 inches tall, two water pumps and two 4,600-gallon water storage tanks, 9 feet 6 inches tall on APN 193-020-45. Approximately 220-feet of new pipeline would be installed on APN 193-020-45 and -59 from the water treatment equipment to the exiting potable water pipeline located along Mesa Road. Fencing that would be 6-feet tall is also proposed around the existing well. The proposed water treatment equipment structure and water storage tanks would have the following setbacks: 150 feet from the southeastern front property line; 189 feet from the southwestern side property line; 13 feet from the northeastern side property line; and more than 200 feet from the northwestern rear property line. The property is located on Mesa Road and Olema Bolinas Road and is further identified as Assessor's Parcel 193-020-45, 193-020-59 and 193-030-38.

2. **WHEREAS**, on June 27, 2024, the Marin County Deputy Zoning Administrator held a duly noticed public hearing to take public testimony and consider the project.

3. **WHEREAS**, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 of the CEQA Guidelines because the proposed project will not result in a potentially significant impact on the environment.

4. **WHEREAS**, the project is consistent with the Marin Countywide Plan (CWP) for the following reasons:

- A. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.
- B. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals.
- C. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.

- D. The project site is located within the Coastal Corridor pursuant to the CWP. In the Coastal Corridor CWP policy BIO-3.1 requires development to be setback 100-feet from wetlands. The policy further establishes exceptions from the setback including where “a parcel is already developed with an existing use, provided no unauthorized fill or other modifications to wetlands have occurred as part of ongoing use of the property,” and “wetlands are avoided and a site assessment demonstrates that minimal incursion within the minimum WCA setback distance would not result in any significant adverse direct or indirect impacts on wetlands.”

The project materials include a biological site assessment (BSA) report prepared by WRA Environmental Consultants dated April 2024, documenting that the fencing proposed around the existing well is located adjacent to a seasonal wetland. The fencing is not proposed to encroach into the wetland and the well and concrete pad are existing. The project is avoiding the wetland and does not involve the fill or modifications to the wetland. Furthermore, the encroachment is necessary as the well is existing and the State Water Resources Control Board Division of Drinking Water (DDW) requires fencing around domestic water sources. Therefore, the project is consistent with CWP polices BIO-3.1 and BIO-4.1).

- E. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.
- F. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during review of the Building Permit application and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.
- G. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.
- H. The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.
- I. The project is consistent with CWP residential design policies and programs (DES-3.b and DES-4c) because it would fit within the context of the neighborhood, minimize the perception of mass and bulk, and comply with the Single-family Residential Design Guidelines.

5. **WHEREAS**, the project is consistent with the mandatory findings for Coastal Permit approval (Marin County Local Coastal Program, Coastal Zoning Code Section 20.70.070).

- A. Coastal Access. The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Coastal Access section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.180 (Public Coastal Access). Where the project is located between the nearest public road and the sea, a specific finding must be made that the proposed project, as**

conditioned, is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act (commencing with Section 30200 of the Public Resources Code)

The project is consistent with the Land Use Plan (LUP) public coastal access policies (C-PA-2, C-PA-15 and C-PA-16) and this finding because the project site is not located near a coastal bluff or beach access, and therefore, would not interfere or impact existing coastal access.

B. Biological Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Biological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.050 (Biological Resources).

The project includes converting an existing irrigation well at APN 193-030-38 to a domestic well to be used as emergency water supply. The existing well is located on a concrete pad and is proposed to be enclosed by 6-foot chain-link fence. At APN 193-020-45 the proposed project includes a water treatment structure, pipeline and two water tanks on a dirt lot near the entrance to Mesa Park. The project site is not located on a coastal dune, beach area, shoreline or near a coastal stream; therefore, LUP policies C-BIO-7, C-BIO-8, C-BIO-9, C-BIO-21, C-BIO-22, C-BIO-23, C-BIO-24 and C-BIO-25 are not applicable.

The Marin County LUP includes policies to protect environmentally sensitive habitat areas (ESHAs), including policy C-BIO-1. As documented in the BSA report prepared by WRA Environmental Consultant dated April 2024, the existing well is located adjacent to a seasonal wetland and more than 50 feet from a Eucalyptus Grove. The wetland includes hydrophytic vegetation, which the LUP would consider an ESHA, but would not be jurisdictional under the Clean Water Act. The Marin County LUP considers the Eucalyptus Grove an ESHA because it could provide an overwintering and roosting habitat for the monarch butterfly.

The existing well is in a fixed location and for safety purposes DDW requires the area to be enclosed by fencing. The chain link fence would be installed into the existing concrete pad and would not encroach into wetland. The primary source of water for the seasonal wetland is surface flow and subsurface seepage water from the surrounding hills, the seasonal wetland is not anticipated to be affected by the continued use of the well, which is an aquifer located approximately 80 feet below ground surface and separated from the wetland by an occlusive layer of clay. The purpose of the project is to change what the water extracted from the well is used for and is not proposing a new well. The BSA noted that the project would not result in impacts to wetlands or any other jurisdictional waters; therefore, the project is consistent with LUP policies C-BIO-2, C-BIO-14, and C-BIO-19. The project does not include the filling, draining or dredging of the wetland; therefore, LUP policies C-BIO-15, C-BIO-16, C-BIO-17, and C-BIO-20 are not applicable.

Nesting birds and roosting bats are common species found in the area and do have the potential to occur on the project site. Therefore, the project would be subject to Marin County Development Code Sections 22.20.040.F and 22.20.040.G which require that protection measures be employed to ensure protection of roosting bats and nesting birds. The Eucalyptus stands near the existing well is also considered to be a terrestrial ESHA. As the existing well and concrete pad are more than 50 feet away the project is consistent with LUP policy C-BIO-3 and this finding.

- C. Environmental Hazards. The proposed project, as conditioned, is consistent with the applicable policies contained in the Environmental Hazards section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.060 (Environmental Hazards).**

The project is not located on a dune or along a shoreline therefore, Coastal Zoning code sections 20.64.060a and b are not applicable. Additionally, the project does not include structure for human habitation.

- D. Agriculture and Mariculture. The proposed project, as conditioned, is consistent with the applicable policies contained in the Agriculture and Mariculture sections of the Marin County Land Use Plan and the applicable agricultural and maricultural standards contained in Chapter 20.32.**

The project is located within an area governed by the C-OA (Coastal, Open Area) zoning district and the project entails the operation of an existing well as an emergency water source. As the project does not entail commercial operations related to agricultural or maricultural uses, this finding does not apply.

- E. Water Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Water Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.080 (Water Resources).**

As discussed in Section 5B above, existing well site is adjacent to wetland and would only include installation of a chain link fence. The project entails no grading and no vegetation removal at the well site. Therefore, water quality impacts to the wetland are unlikely and would not result in increased runoff. Additionally, installation of the supporting equipment and new pipeline would not result in filling (direct impacts) to any area that would be subject to the Clean Water Act jurisdiction of the U.S. Army Corps of Engineers, the Section 1602 Fish and Game Code jurisdiction of CDFW, or to regulation by Marin County under the LCP.

- F. Community Design. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Design section of the Marin County Land Use Plan and the applicable standards contained in Chapter 20.66 (Community Design).**

The project site is located in the Bolinas Gridded Mesa. The project entails a water treatment structure, and two water tanks on a dirt lot near the entrance to Mesa Park. The project is consistent with Bolinas Community Standards under Marin County Coastal Zoning Code section 20.66.050, LUP policies related to development in Bolinas (LUP policies C-BOL-1 and C-BOL-3) because the height, scale, and design of the project are compatible with the existing development in the area and rural character of the area.

- G. Community Development. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Development section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.110 (Community Development).**

The project entails a well, a water treatment structure, and two water tanks on a on a dirt lot near the entrance to Mesa Park. The project would provide drinking water as an

emergency source during drought years. Therefore, the LUP community development policies are not applicable.

H. Energy. The proposed project, as conditioned, is consistent with the applicable policies contained in the Energy section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.120 (Energy).

The proposed project would be required to satisfy all energy-saving standards as required by the County's Building and Safety Division prior to the issuance of a building permit. Therefore, the project is consistent with the LUP energy policies (policies EH-2.1, EH-2.3, and CD-2.8) and this finding because it would be constructed in conformance with County energy efficiency standards, as verified during review of the Building Permit application.

I. Housing. The proposed project, as conditioned, is consistent with the applicable policies contained in the Housing section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.130 (Housing).

The proposed project would not result in the removal or demolition of low and/or moderate-income housing and would not affect the available housing stock in the surrounding communities. Therefore, the project is consistent with the LUP housing policies to address low- and moderate-income housing needs in the Coastal Zone (LUP policy C-HS-1).

J. Public Facilities and Services. The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Facilities and Services section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.140 (Public Facilities and Services).

In 1971, BCPUD declared a water shortage emergency and enacted a moratorium on new water connections. BCPUD mainly relies on surface water which can result in water supply challenges during drought years. During drought years BCPUD regularly reminds customers of the importance of water conservation through media, mailings, and meetings. During the most recent drought BCPUD customers were restricted to use no more than 125 gallons of water per day per connection. Then by the summer of 2021 BCPUD customers reduced their overall water consumption by 50%. Mandatory water rationing was avoided due to such efforts.

In response to water supply challenges posed by drought in recent years, the BCPUD applied to and received approval from the State Water Resources Control Board Division of Drinking Water (DDW) to supplement the district's surface water supply using existing supply wells. As such, BCPUD is proposing to connect an existing irrigation well and to change it to a domestic source for the BCPUD's water distribution system as an emergency source of supply during droughts. This existing well is located at the Bolinas-Stinson Resource Recovery site and water from the well is currently conveyed to water storage tanks used to irrigate the ballfield at Mesa Park. The water customer's to be served by proposed well are the BCPUD's 492 existing customers in the BCPUD's upper pressure zone with no new or additional customers being added as a result of this project. Therefore, the project is consistent with the LUP policies C-PFS-2 and C-PFS-13. The project site and proposed project does not include any sewage disposal or structures that require sewage disposal. Therefore, LUP policies C-PFS-1, C-PFS-5, C-PFS-6 C-PFS-7, C-PFS-8, C-PFS-9, C-PFS-10, C-PFS-11, and C-PFS-12 are not applicable.

Consistent with LUP policy C-PFS-13 the applicant provided a hydrology study prepared by Rob Gailey, Gailey Consulting Hydrogeologist PC. The study was conducted to comply with Coastal Zoning Code section 20.64.140 and LUP policy C-PFS-13, and reviews and evaluates the well in regard to potential adverse impacts on groundwater basins, aquifers, streams, land uses and other relevant coastal resources. The report concluded that there would not be adverse impacts due to geological makeup of the underlying well, the disconnect between the above ground water features, the limit amount of groundwater drawdown experienced during testing, and the limited amount of water being used from the well. Therefore, the project is consistent with the LUP policy C-PFS-13.

The proposed well has been in operation as an irrigation well for several years and was previously approved as an irrigation well in its current location. The well is located more than 100 feet from property lines; therefore, is consistent with LUP policy C-PFS-16 and this finding.

- K. Transportation. The proposed project, as conditioned, is consistent with the applicable policies contained in the Transportation section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.150 (Transportation).**

The project sites are currently accessed off of Mesa Road and Olema Bolinas Road and would not entail any alterations or impacts to existing roadway facilities including pedestrian paths or trail networks. Mesa Road could experience temporary disruption for a short period of time during the connecting of the new pipeline to the existing watermain. The project is consistent with the LUP transportation policies (C-TR-1 and C-TR-2) and this finding because the project would not result in impacts to the scenic quality of Highway 1.

- L. Historical and Archaeological Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Historical and Archaeological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.160 (Historical and Archaeological Resources).**

The project site is not in an area of known archaeological or paleontological significance and does not involve the modification of any existing structures. Therefore, LUP historical and archaeological resource policies C-HAR-2, C-HAR-4, C-HAR-5, C-HAR-6, and C-HAR-7 are not applicable. The project site is not located in the mapped historic area; therefore, the project is consistent with the LUP historical and archaeological resources policies and this finding.

- M. Parks, Recreation, and Visitor-Serving Uses. The proposed project, as conditioned, is consistent with the applicable policies contained in the Parks, Recreation, and Visitor-Serving Uses section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.170 (Parks, Recreation, and Visitor-Serving Uses).**

The project includes water treatment structure, and two water tanks on a on a dirt lot near the entrance to Mesa Park (APN 193-020-45), which is zoned C-OA. As such, commercial visitor services would not be affected as a result of the project consistent with LUP polices C-PK-3, C-PK-4, C-PK-5, and C-PK-6. The project would not prevent the public from accessing Mesa Park nor does the project propose to change the operation existing at the

park. Therefore, the project is consistent with the LUP park, recreation and visitor-serving use policies and this finding.

6. **WHEREAS**, the project is consistent with the mandatory findings for Conditional Use Permit approval (Marin County Code Section 22.48.040).

A. The proposed use is allowed, as a conditional use, within the subject zoning district and complies with all of the applicable provisions of this Chapter.

The location of the project components are governed by the C-OA (Coastal, Open Area) zoning district. Under section 20.62.060, Table 5-1-d public utility facilities are a designated as conditionally permitted, subject to Use Permit approval. Additionally, the proposed project complies with all applicable development standards. Therefore, the project is consistent with this finding.

B. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

The project includes a well head, water treatment structure, and two water tanks. The proposed facilities would be visited by BCPUD staff infrequently and would only operate as needed during drought years. Given the small scale and infrequent use, the proposed project is compatible the existing and future land uses in the vicinity.

C. That granting the Conditional Use Permit will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the real property is located.

The project would not result in detriment to public interest or health and safety because the project is proposed to supply water during drought years. As required by California State Water Resources Control Board the water tanks and treatment structure are required to be enclosed by fencing. The granting of the proposed Use Permit on the subject property would not be detrimental to the health, safety, comfort, or welfare of persons working or residing in the surrounding neighborhood.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the project described in condition of approval 1 is authorized by the Marin County Deputy Zoning Administrator and is subject to the conditions of project approval.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

SECTION III: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Deputy Zoning Administrator hereby approves the Bolinas Community Public Utility District Coastal Development Permit and Use Permit subject to the conditions as specified below:

CDA-Planning Division

1. This Coastal Development Permit and Use Permit approval authorizes the Bolinas Community Public Utility District to operate an existing groundwater well as an emergency water supply source. The approved project shall include water treatment equipment housed inside an approximately 120 square foot structure, which would be 8 foot 6 inches tall, two water pumps and two 4,600-gallon water storage tanks, which would be 9 feet 6 inches tall, on APN 193-020-45. Approximately 220-feet of new pipeline would be installed on APN 193-020-45 and -59 from the water treatment equipment to the exiting potable water pipeline located along Mesa Road. Fencing that is be 6-feet tall will be installed around the existing well. The water treatment equipment structure and water storage tanks shall have the following setbacks: 150 feet from the southeastern front property line; 189 feet from the southwestern side property line; 13 feet from the northeastern side property line; and more than 200 feet from the northwestern rear property line.
2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Resource Recovery Well Project," consisting of 14 sheets prepared by Stetson Engineers Inc, received in final form on April 19, 2024, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
3. The project shall conform to the Planning Division's "Uniformly Applied Standards 2024" with respect to all of the standard conditions of approval.

SECTION IV: VESTING

NOW THEREFORE, BE IT RESOLVED that unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

SECTION V: APPEAL RIGHTS

NOW, THEREFORE, BE IT RESOLVED that this decision is final unless appealed to the Marin County Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than 10 business days from the date of this decision (July 12, 2024).

SECTION VI: ADOPTION

ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 27th day of June 2024.

IMMANUEL BEREKET
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:

Michelle Reed
DZA Recording Secretary

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - First Transmittal

DATE: 11/18/24

DUE: 11/18/24

TO: Megan Alton

FROM: Maurice Armstrong

APPROVED: 

RE: BCPUD Costal Development Permit
P4376

APN: 193-030-38 & 193-020-45

ADDRESS: 100 Mesa Rd and 16 Newport Ave

TYPE OF DOCUMENT

- DESIGN REVIEW
- COASTAL PERMIT
- LAND DIVISION
- VARIANCE
- USE PERMIT
- ADU PERMIT
- ENVIRONMENTAL REV.
- OTHER:

Department of Public Works Land Use Division has reviewed this application for content and:

Comments Included (Inc.) or Attached (Att.) from other DPW Divisions:

- Find it **COMPLETE**
- Find it **INCOMPLETE**, please submit items listed below
- Find it **NEEDS SUBSTANTIAL MODIFICATIONS TO CONFORM**

- Traffic
- Flood Control
- Other: _____

Merit Comments

Prior to Issuance of a Building Permit:

1. **Grading & Drainage Plans:** Provide the following information on the drainage and grading plans:
 - a. Plan shall show and label the limit of disturbance. Provide the total area to be disturbed and the proposed cut and fill earthwork volumes. Indicate to where off haul will be taken.
 - b. Indicate means of restoring all disturbed areas.

Best Management Practices:

2. Per Marin County Code § 24.04.625(a)(c)(g)(k), provide a plan indicating construction-phase best management practices (BMPs) include erosion and sediment controls and pollution prevention practices. Erosion control BMPs may include, but are not limited to, scheduling and timing of grading activities, timely re-vegetation of graded areas, the use of hydroseed and hydraulic mulches, and installation of erosion control blankets. Sediment control may include properly sized detention basins, dams, or filters to reduce entry of suspended sediment into the storm drain system and watercourses, and installation of construction entrances to prevent tracking of sediment onto adjacent streets. Pollution prevention practices may include: designated washout areas or facilities, control of trash and recycled materials, covering of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities. The combination of BMPs used, and their execution in the field, must be customized to the site using up-to-date standards and practices. You may refer to the Marin County Stormwater Pollution Prevention Program's website,

https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosion_sediment-control-measures-for-small-construction-projects-2015.pdf?la=en

3. **Utilities:** Plan shall show the location of all the existing utility laterals and indicate which, if any, will be upgraded or relocated with this project. Be certain to include gas and electric.
4. **Encroachment Permit:** Mesa Rd. is a County maintained road. An Encroachment Permit from DPW is required for any work within the County's road right-of-way, including, but not limited to, utility trenching, installation of new utility connections, and modifications to the driveway apron, curb and gutter. The plans shall clearly identify all proposed work in the right of way. If any work is proposed in the right of way, complete and submit an Encroachment Permit Application with your re-submittal.

-END-

**INTERDEPARTMENTAL TRANSMITTAL
MARIN COUNTY ENVIRONMENTAL HEALTH SERVICES
ROOM 283, 499-6907**

| | | |
|-------------------|--|--------------------------|
| DATE: | May 9, 2024 | TYPE OF DOCUMENT |
| TO: | Megan Alton, Senior Planner | DESIGN REVIEW |
| FROM: | Shari Holloway, Senior EHS | LAND DIVISION |
| RE: | Bolinas Community Public Utility District | USE PERMIT |
| | Coastal Development Permit | VARIANCE |
| AP#: | 193-030-38 & 193-020-47 | MASTER PLAN |
| ADDRESS: | No Address, near 101 Mesa Rd, Bolinas | X COASTAL PERMIT |
| | | LOT LINE ADJ. |
| Project ID | Project ID P4376 – 2 nd Submittal | OTHER (Tidelands Permit) |

THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:

| | | |
|----------------|---------|--------------------|
| X WATER | SEWAGE | SOLID WASTE |
| POOLS | HOUSING | FOOD ESTABLISHMENT |

THIS APPLICATION IS FOUND TO BE:

- FIND IT COMPLETE.
- FIND IT INCOMPLETE UNTIL THE ITEMS LISTED BELOW HAVE BEEN SUBMITTED.
- X FIND IT ACCEPTABLE AS PRESENTED, WITH THE FOLLOWING CONDITIONS.**
- RECOMMEND DENIAL FOR THE REASONS LISTED BELOW.

WATER:

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.
Application contains enough information.
2. If the application does not contain enough information for you to determine whether the project can readily comply with your agency's standards, please list the information that you will need to make this determination.
N/A
3. If the application contains sufficient information for your review, please indicate whether the project is feasible as proposed or needs substantial modifications to comply with your agency's standards.
Project is feasible as proposed.

4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications.

N/A

NOTE: Environmental Health Services states:

The existing well is currently used for irrigation of the recreational sporting fields at the Mesa Park, the composting facility (Bolin-as-Stinson Resource Recovery Project (21-AA-0060)) and a small on-site farm. EHS has no yield or water quality data for this well.

With the proposed change of use from irrigation well to domestic drinking water well; the California Water Board setback required from the composting operation to the well appears to increase to at least 100 feet. Applicant shall contact the Marin County Local Enforcement Agency (LEA) to determine if any changes are necessary to continue the composting operations of the Bolinas-Stinson Resource Recovery Project.

On January 29, 2024, an informational referral was made to the California State Water Resources Control Board, Drinking Water Program, District 25 regarding the addition of this well as an emergency water source for Bolinas Community PUD (CA 21100050). District 25 has regulatory oversight for this water system.

From: [Velasquez, Leslie@Coastal](mailto:Velasquez,Leslie@Coastal)
To: [Megan Alton](mailto:Megan.Alton@MarinCounty.gov); [Ringuette, Oceane@Coastal](mailto:Ringuette,Oceane@Coastal)
Cc: [Rexing, Stephanie@Coastal](mailto:Rexing,Stephanie@Coastal); [KoppmanNorton, Julia@Coastal](mailto:KoppmanNorton,Julia@Coastal)
Subject: Re: Transmittal: P4376 Bolinas Community Public Utility District Coastal Development Permit
Date: Monday, May 13, 2024 3:16:16 PM

Hi Megan,

Thank you for sharing this proposal to connect an existing well to the Bolinas Community Public Utility District drinking water distribution system with 220 feet of new pipeline. It appears that the project would also involve the construction an 8'6" 120 square foot trailer to house water treatment equipment, two water pumps, two 9'6" 4,600-gallon water storage tanks, and fencing around the existing well. We have the following comments:

Mitigation Strategies: Please follow measures to mitigate the environmental impacts of development noted in the Biological Site Assessment report.

Fencing: Please specify the height of the fencing around the facilities.

Thank you!

Best,
Leslie

From: Megan Alton <Megan.Alton@MarinCounty.gov>
Sent: Monday, April 22, 2024 2:21 PM
To: [Velasquez, Leslie@Coastal](mailto:Velasquez,Leslie@Coastal) <leslie.velasquez@coastal.ca.gov>; [Ringuette, Oceane@Coastal](mailto:Ringuette,Oceane@Coastal) <oceane.ringuette@coastal.ca.gov>
Cc: [Rexing, Stephanie@Coastal](mailto:Rexing,Stephanie@Coastal) <Stephanie.Rexing@coastal.ca.gov>; [KoppmanNorton, Julia@Coastal](mailto:KoppmanNorton,Julia@Coastal) <julia.koppmannorton@coastal.ca.gov>
Subject: Transmittal: P4376 Bolinas Community Public Utility District Coastal Development Permit

Hello All,

Please find the attached 2nd Transmittal and materials for the Bolinas Community Public Utility District Coastal Development Permit in Bolinas.

Please note that I have requested comments regarding incompleteness by May 13, 2024.

Thank you,

Megan Alton
SENIOR PLANNER

County of Marin

Community Development Agency
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Email Disclaimer: <https://www.marincounty.org/main/disclaimers>